177.0	0005	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	918,500 /	918,500
USE VALUE:	918,500 /	918,500
ASSESSED:	918,500 /	918,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIRABELLA JOHN J & LISA L
Owner 2:	
Owner 3:	
Street 1:	123 HIBBERT ST UNIT 3
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KERRIGAN JOHN T JR TR -
Owner 2:	TR OF HIBBERT REALTY TR -
Street 1:	1 ASPEN ROAD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02493

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1930, having primarily Vinyl Exterior and 2732 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	7200.000	473,300		445,200	918,500
Total Card	0.165	473,300		445,200	918,500
Total Parcel	0.165	473,300		445,200	918,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.20 | /Parcel: 336.20

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119650
GIS Ref	
GIS Ref	
Insp Date	07/05/18

!13892!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	473,300	0	7,200.	445,200	918,500		Year end	12/23/2021
2021	111	FV	473,300	0	7,200.	445,200	918,500		Year End Roll	12/10/2020
2020	111	FV	450,500	0	7,200.	445,200	895,700	895,700	Year End Roll	12/18/2019
2019	111	FV	399,300	0	7,200.	438,800	838,100	838,100	Year End Roll	1/3/2019
2018	111	FV	399,300	0	7,200.	337,100	736,400	736,400	Year End Roll	12/20/2017
2017	111	FV	376,100	0	7,200.	318,000	694,100	694,100	Year End Roll	1/3/2017
2016	111	FV	376,100	0	7,200.	292,600	668,700	668,700	Year End	1/4/2016
2015	111	FV	341,400	0	7,200.	273,500	614,900	614,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:55:23

LAST REV

Date	Time
10/23/20	09:20:40
jorourke	

TAX DISTRICT | PAT ACCT. 13892

USER DEFINED

Prior Id # 1:	119650
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KERRIGAN JOHN T	59029-530		5/4/2012		620,000	No	No		
	17917-456		3/1/1987		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2019	553	Redo Bat	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2018	MEAS&NOTICE	BS	Barbara S
8/4/2012	MLS	EMK	Ellen K
4/7/2009	Measured	345	PATRIOT
1/4/2000	Measured	243	PATRIOT
3/21/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7200		Sq. Ft.	Site		0	70.	0.88	6									445,198						445,200	

Total AC/HA:	0.16529	Total SF/SM:	7200	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON	Total:	445,198	Spl Credit		Total:	445,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.03433383
Const Adj.:	0.97010303
Adj $ / SQ:	140.477
Other Features:	193000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643053
Depreciation:	169766
Depreciated Total:	473287

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	8	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	4	2	
Totals			
4	16	8	

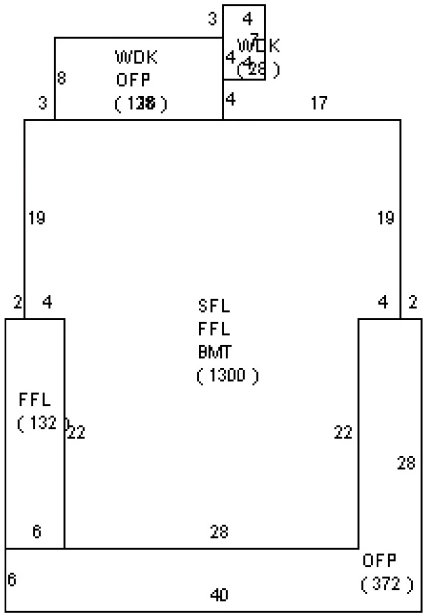
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.48
Special Features:	0	Val/Su Net:	100.96
Final Total:	473300	Val/Su SzAd	173.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,432	140.480	201,164
BMT	Basement	1,300	42.140	54,786
SFL	Second Floor	1,300	140.480	182,621
OFP	Open Porch	500	19.210	9,604
WDK	Deck	156	12.040	1,878

Net Sketched Area:	4,688			Total:	450,053
Size Ad	2732	Gross Area	4688	FinArea	2732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	